

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 10, 2005

ITEM NO. 5

CASE NUMBER/ PROJECT NAME	101-DR-2004 McDowell Mountain Commerce Center		
LOCATION	16537 & 16585 N 92nd Street, southeast corner of Bahia Dr. and 92 nd St., north of the Old Verde Canal.		
REQUEST	Request approval of site plan and elevations for a future industrial park.		
OWNER	Mse Property Partnership LLC 480-443-3992	ENGINEER	Fleet Fisher Engineering Inc 602-264-3335
ARCHITECT/ DESIGNER	James Elson Architect 480-515-9332	APPLICANT/ COORDINATOR	James Elson James Elson Architect 480-515-9332
BACKGROUND	<p>Zoning. The site is zoned I-1 (Industrial Park) District. The site is in the Horseman's Park Planned Community Development approved in 2001 and was rezoned from R1-35 (Residential) to (I-1) Industrial Park District in January 2003.</p> <p>Context. The site is centrally located within the McDowell Mountain Business Park, with I-1 (Industrial Park) Dist. zoning to the north, south and west and C-2 and C-3 zoning to the north and northwest. HealthSouth is located to the north with Atronix and the Old Verde Canal situated toward the south side. The site will share a common internal driveway with DBL situated along the east side of the site. Streets and infrastructure improvements are constructed as part of the Bell Road II Improvement District.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for site plan and elevations approval for a new 5 building office warehouse project on a 7.8-acre site. The land is slope gently from north to south, toward the Old Verde Canal along the south side. The Old Verde Canal is maintained on the site within a 30 foot. wide open space area as measured from the south property line located along the top of berm. A multi-use trail and easement is also provided within this area. A 182 CFS drainage channel is located at the northwest corner of the site and runs north to south. The channel is being modified to contain an engineered waterway, which utilizes gunite and has relatively natural appearing, landscaped banks. Access is from two locations on 92nd street and one location on Bahia Dr., which is shared with the DBL site located to the east. Buildings contain mauve-tan and brown colored, standard and split face CMU block walls with details and accent courses. A red and yellow hued, stucco finished</p>		

pier columns containing punched openings, extends outward from the front of the building and supports a brown metal perforated canopy, providing shading to windows and entrance ways below. Glass areas with solar bronze glazing and dark anodized frames are located along the front sides of buildings providing recessed entry areas. Rear portions of the buildings contain brown colored, 12 by 12 foot roll-up doors and man doors.

Development Information:

- **Existing Use:** vacant land
- **Parcel Size:** 7.86 ac.
- **Total Square Footage:** 120,103 sq. ft. including 14,520 sq. ft. of mezzanine space. Individual buildings range in floor area from 17,608 to 28,665 sq. ft. including mezzanines, with building floor area containing about 63,002 sq. ft. of office and 57,101 sq. ft. of warehouse area.
- **Number of Units:** 5 buildings, facing back to back with rear access and loading areas, entrances and parking are toward the front of the buildings
- **Building Height/FAR:** 28 ft. high, 0.35 FAR.
- **Parking Required/Provided:** (299 spaces provided and 282 required). Parking is located around the buildings on each side of the site and centrally between on the north and south group of buildings.
- **Open Space:** (66,647 sq.ft. provided and 56,208 sq.ft. required). Open spaces are provided along the Bahia Dr. and 92nd St. frontages (varies from 20 to 28 ft.+ wide); along the Old Verde Canal on the south side (30 ft. wide) and around the front and sides of the buildings (10 ft. width).
- **Landscape:** A ten (10) foot wide base planting and sidewalk area surround the front and sides of the buildings adjacent to parking areas. Landscaped areas include Mesquite, Palo Verde, Palo Brea and other suitable shrubs and plant materials. No turf is proposed on the site.

DISCUSSION

The buildings have a southwest business office style and are compatible with the style of buildings in the McDowell Mountain Business Center. Buildings contain a back-to-back orientation with drive aisles, loading areas and roll-up doors at the rear of buildings, which are not visible from streets. The main entrances and more attractively designed building fronts face outward, oriented toward parking areas and street frontages.

KEY ISSUES

- Key issues addressed are the protection of the Old Verde Canal, treatment of the drainage channel running north south through the site. Staff has stipulated that the drainage channel treatment return to staff for approval.
- No public comment has been received on this case.

OTHER BOARDS AND COMMISSIONS

- Case 33-ZN-2000 approved the Horseman's Park West Overlay in March 2001.
- Case 18-ZN-2002 zoned the site to I-1 (Industrial Park) District in January 2003
- Case 38-DR-2003 approved the 2 building 144,000 sq. ft. office warehouse project east of this site in 2003.

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)	<hr/>	<hr/>
	Al Ward	Lusia Galav, AICP
	Senior Planner	Development Planning Manager
	Phone: 480-312-7067	Phone: 480-312-2506
	E-mail: award@ScottsdaleAZ.gov	E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS	1. Applicant Narrative
	2. Context Aerial
	2A. Aerial Close-Up
	3. Zoning Map
	4. Site Plan
	5. Elevations
	6. Landscape Plan
	A. Fire Ordinance Requirements
	B. Stipulations/Zoning Ordinance Requirements



McDowell Mountain Commerce Center **PROJECT NARRATIVE**

This development is proposed as a speculative industrial project to be located on approximately eight acres in the **McDowell Mountain Business Park**, an area of approximately 156 acres bounded by the Pima Freeway on the west, 94th Street on the east, Bell Road on the north and Westworld on the south. The area has been designated as a Regional Employment District on the Scottsdale General Plan since 1984. Throughout the last several years, numerous zoning cases have been processed through the City to establish both I-1 and C-3 uses for approximately eighty percent of the area. In October of 2000, the City of Scottsdale approved a zoning overlay that restricted building heights along Bell Road, and reduced lot coverage throughout the area.

The area recently completed the construction for an improvement district for streets and utilities.

In May of 2001, the Development Review Board approved a **Master Environmental Design Concept Plan** for the **McDowell Mountain Business Park**. The **MEDCP** establishes design criteria to unify the area under common design guidelines. The landscape palate contained in the **MEDCP** provides for xeriscape plant materials and a specific list of species for use in individual projects. Building materials and guidelines for their use are outlined in these Guidelines.

This Project is located south of Bahia Drive between 92nd Street and the 93rd street alignment (a private drive that separates the subject Project and DBL Distributing – currently under construction). The project consists of six buildings that will be phased for construction.

Several site conditions influence the Project design; the Rio Verde Canal with the associated trail system (to the south) and a 404 wash located at the northwest corner of the Project (currently approved for realignment).

101-DR-2004
10/28/2004

ATTACHMENT #1

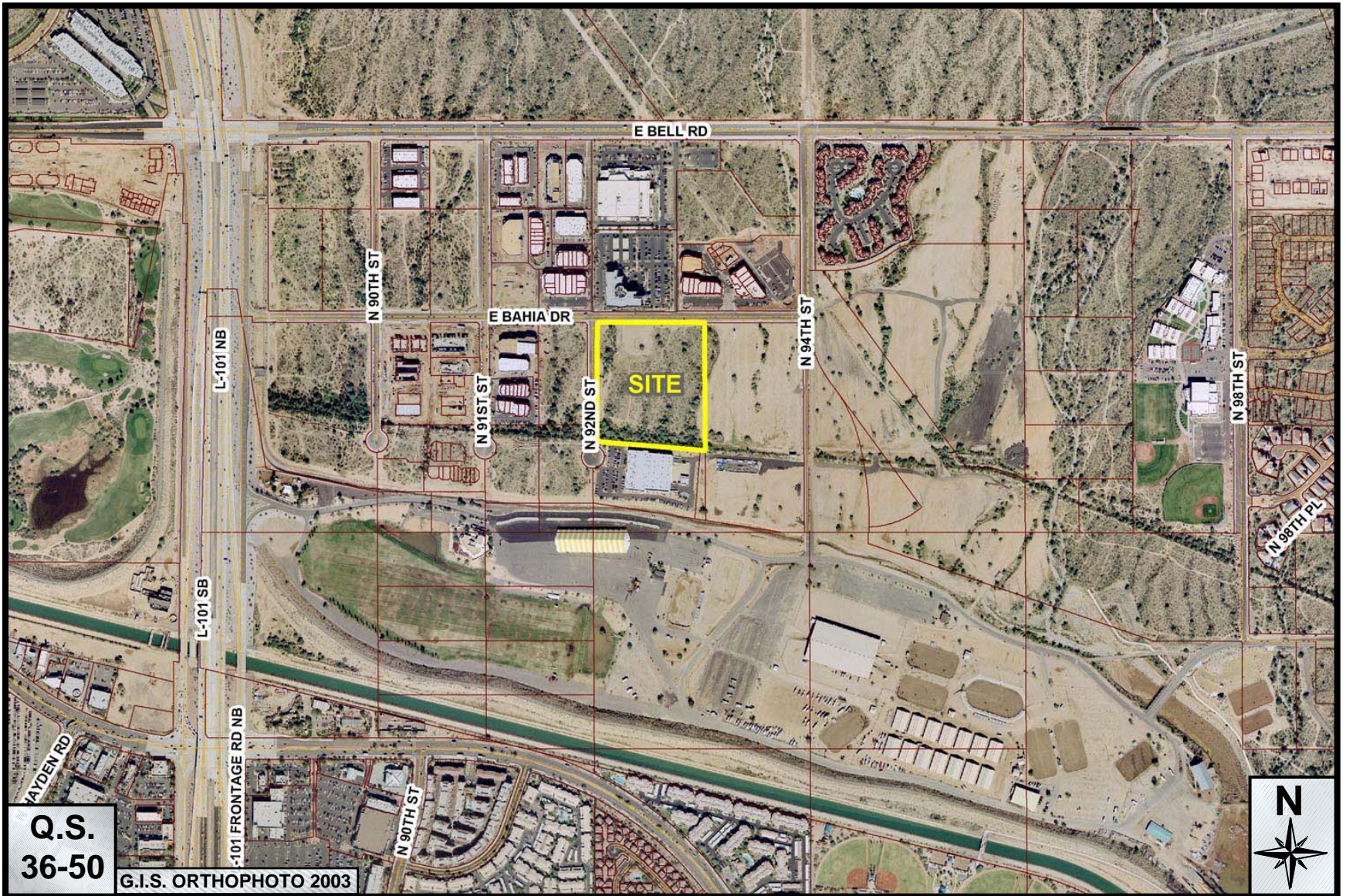
The buildings for the **McDowell Mountain Commerce Center** are designed with recessed entrances in the facade to provide for variation in the elevations. Additionally, the corners of the structures are chamfered to facilitate truck access and to provide a reduction of scale to the buildings. Further detail has been added along glazed areas and entrances through the use of a steel shade structure which also serves as a sign band. This structure undulates through the building façade which recalls the shade devices used on the Atronics building to the south, and contrasts the multi-tenant industrial buildings typically developed in the Airpark area.

The buildings are proposed to be constructed of a combination of standard and split face concrete masonry units, with four inch high contrasting accent bands, visually unifying the various building elements and glazed areas. The elevations are further detailed with contrasting stucco piers that are set at an angle to the façade, which further contrasts with the rectangular structure. Additionally, interest and variation are provided through the introduction of staggered 8" & 6" split face and standard inserts along the building facade.

Aluminum storefront will be painted to compliment the steel and glass will be solar bronze.

Integral color concrete pavers are used at project entrances to reduce the impact of asphalt parking lots. Colored concrete and exposed aggregate concrete walks will link individual buildings and the Rio Verde Trail system located south of the Project.

The color palate is of southwest desert earth tones, and the landscaping is comprised of xeriscape desert and semi-desert plant materials that conform to the requirements of the **MEDCP**.



McDowell Mountain Commerce Center

101-DR-2004

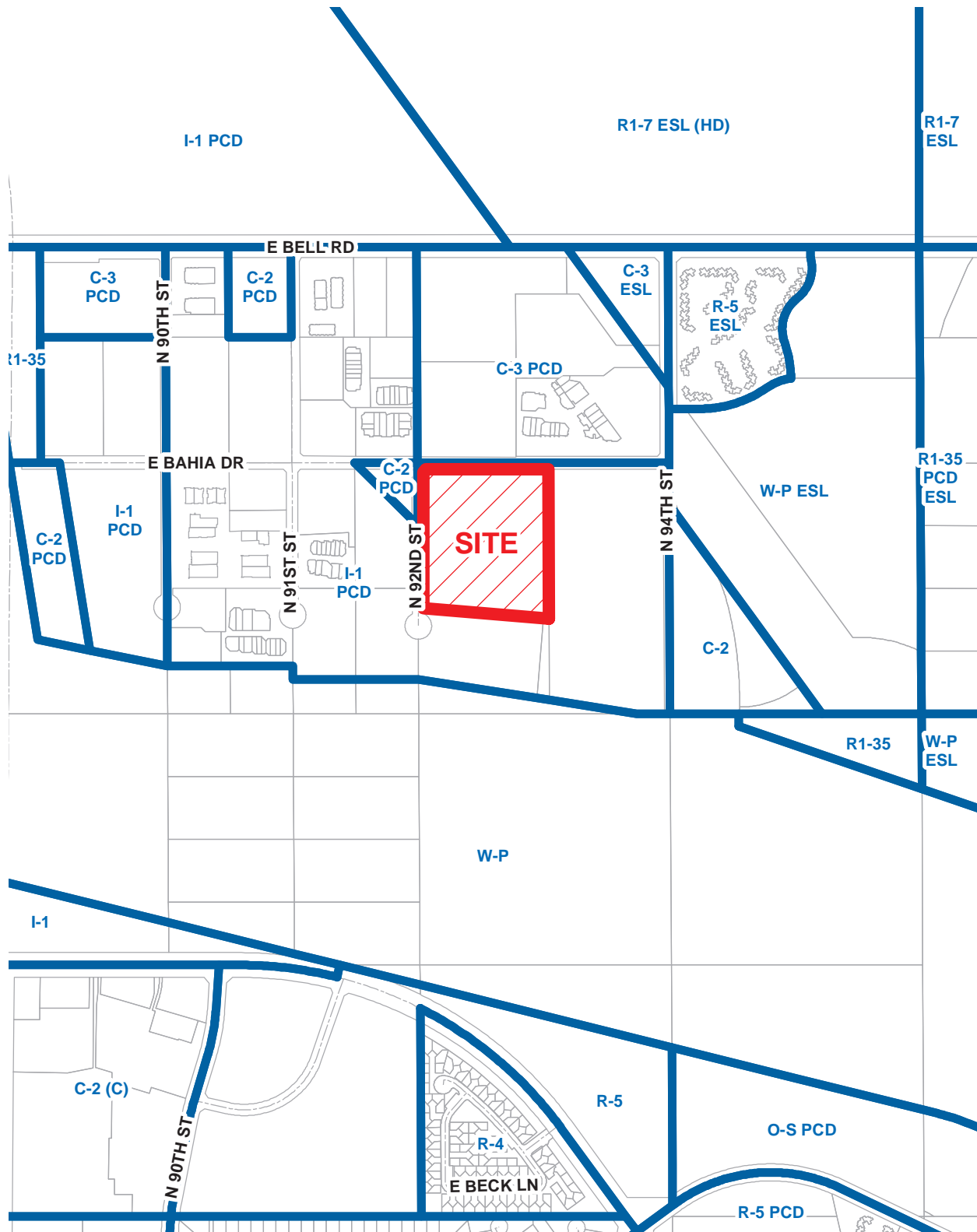
ATTACHMENT #2



McDowell Mountain Commerce Center

101-DR-2004

ATTACHMENT #2A



101-DR-2004

ATTACHMENT #3



NORTH

SOUTH

WEST

EAST

BUILDING ELEVATION - BLDG. A
MSE INDUSTRIAL PARTNERS

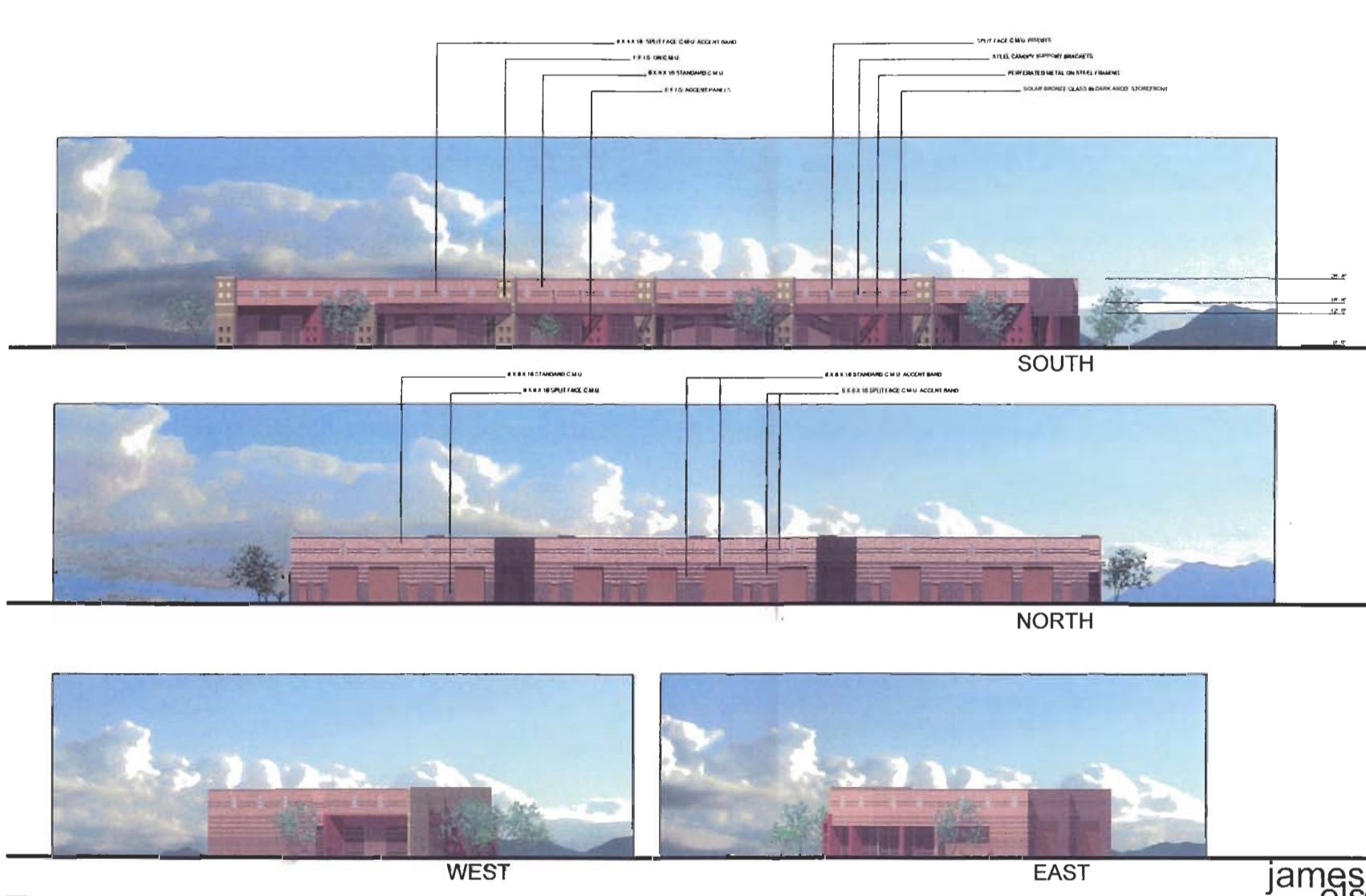
james
elison
architect

1/16" = 1'-0"

ATTACHMENT #5

101-DR-2004
10/28/2004

101-DR-2004
10/28/2004



SCALE: 1/16" = 1'-0"

BUILDING ELEVATION - BLDG. B
MSE INDUSTRIAL PARTNERS

james
elison
architect

10611 North 91st Street
Scottsdale, Arizona 85260

515 9332 Telephone
515 9342 Fax

101-DR-2004
10/28/2004



WEST



EAST



NORTH



SOUTH

BUILDING ELEVATION - BLDG. D
MSE INDUSTRIAL PARTNERS

james
elison
architect

SCALE: 1/16" = 1'-0"

101-DR-2004

101-DR-2004
10/28/2004

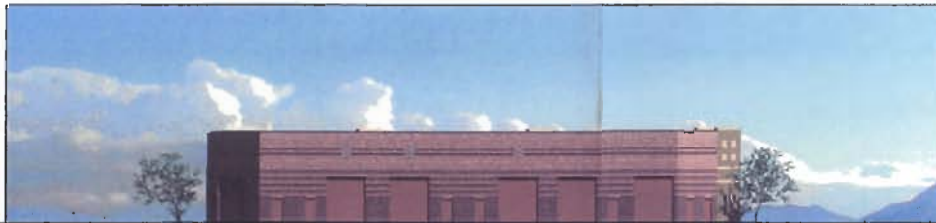
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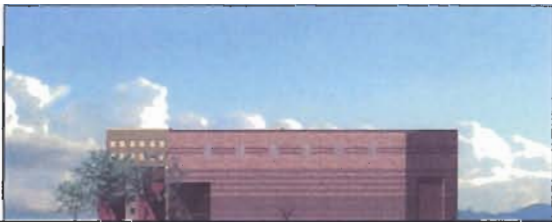


26.5'
16.5'
12.5'
9.5'

EAST



WEST



NORTH



SOUTH

BUILDING ELEVATION - BLDG. E
MSE INDUSTRIAL PARTNERS

SCALE: 1/16" = 1'-0"

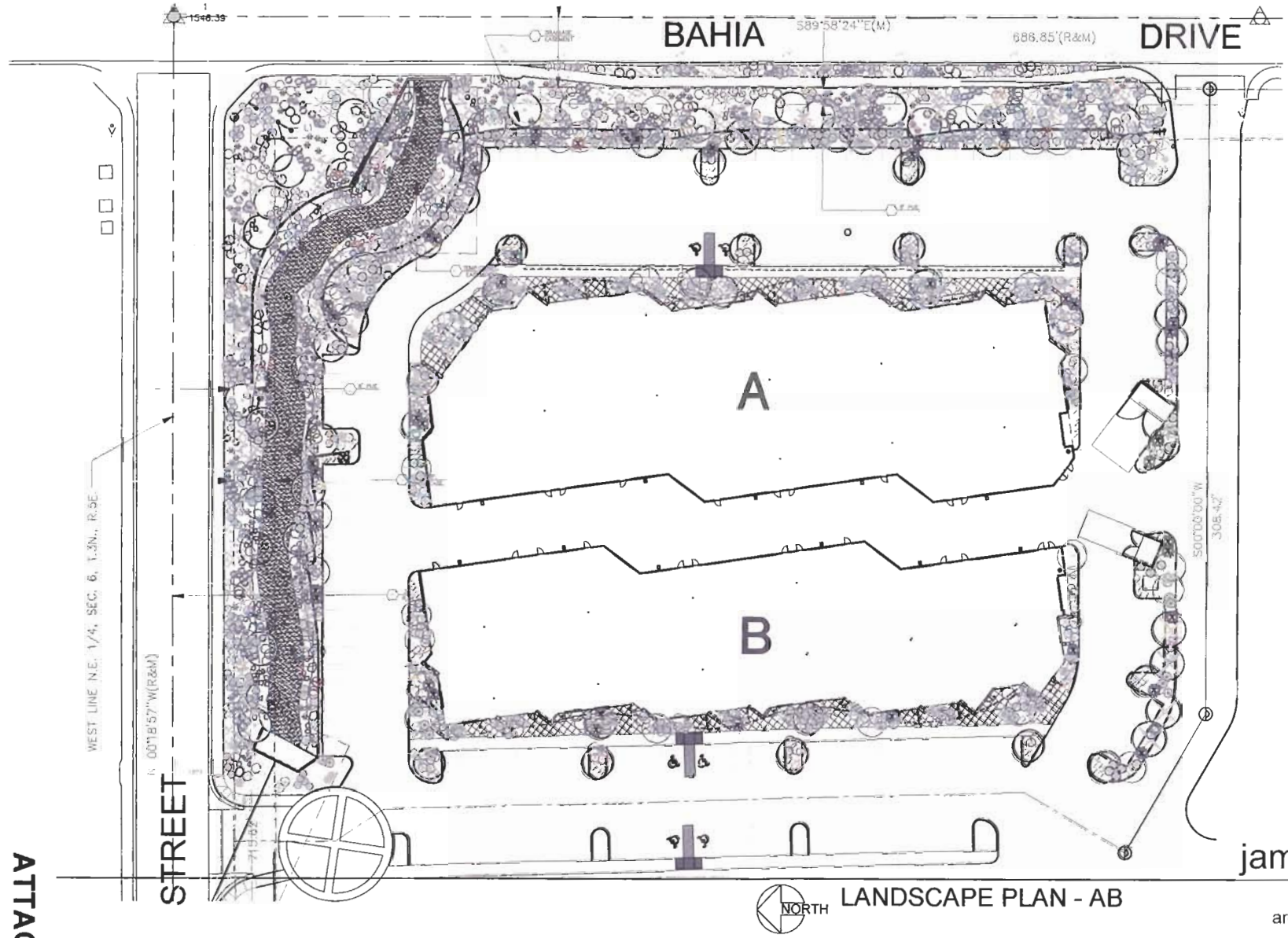
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101-DR-2004
10/28/2004



AN INDUSTRIAL PROJECT FOR MSE INDUSTRIAL PARTNERS, L.L.C.
MCDOWELL MOUNTAIN BUSINESS PARK

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james@jameselton.com
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LANDSCAPE PLAN - AB

101-DR-2004
10/28/2004



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area code (480)
515-9232 telephone
515-9342 fax

[email address]
4747e@aol.com

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101-DR-200

DATE: 11-04-04

Mc DOWELL MTN. COMMERCE CENTER
16537 & 16585 N. 92ND. STREET
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
PROVIDE A MIN. 100 YEAR STORM ACCESS.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS -03-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☒ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A UNDERGROUND LOOPED WATER MAIN SYSTEM.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: McDowell Mountain Commerce Center Case 101-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS, PLANS AND RELEVANT CASES:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by James Elson Architect and dated 10/28/2004 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by James Elson Architect and dated 12/14/2004 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by James Elson Architect and dated 10/28/2004 by City staff.
 - d. The location and configuration of open space shall be consistent with the site plan worksheet submitted by James Elson Architect and dated 12/14/2004 by City staff.
 - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans titled "McDowell Mountain Business Center" and dated 12/14/2004 by City staff.
 - f. Floor plans shall be as shown of Floor Plan, Sheets A-1 through 5, by James Elson Architect and dated 10/28/2004 by City staff

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 33-ZN-2000 and Master Environmental Design Concept Plan case 1-MP-2001.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Provide color and material legend on elevations.
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.

6. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:**DRB Stipulations**

10. Developer shall propose a revised Gunitite channel design along 92nd Street prior to final plan submittal. The revised design shall incorporate landscape and other screening methods that reduce the visual impact of the channel, subject to Project Coordination Manager approval.
11. Pedestrian crosswalks shall be perpendicular to the drive.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- B. Provide additional plant material along the Old Verde canal so areas without plant material/groundcovers shall not exceed dimensions of more than (7) feet in any one direction, measured between plant canopies and/or coverage.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet per the approved Master Environmental Design Concept Plan.
17. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- C. Provide additional accessible parking pursuant to the requirements of the Zoning Ordinance.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

- D. Revise "proposed" volume calculations to be based on the height of the building at the top of the parapet.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
24. Demonstrate consistency with the approved master drainage plan and report. Final Drainage Report for Bell Road II Improvement District, prepared by Gannett Fleming, dated 7/21/2001 and approved on 8/6/2001.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
25. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- E. **STORM WATER STORAGE REQUIREMENT.** This site qualifies for a Stormwater storage waiver (SSW) because it is part of the Bell Rd II Improvement District. This site is adjacent to the new Bell Rd II ID stormwater channel and therefore under the terms of the Bell Road II ID agreement, no stormwater storage is required for this site. However, a Stormwater Storage Waiver (SSW) is required, but **NO** "in-lieu" fees are required. Improvement plans shall NOT be submitted to the city for review until the developer has obtained the waiver approval. Post development runoff discharge flowrates cannot exceed pre development runoff discharge flowrates.
- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. **Underground Stormwater Storage:**
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- H. **Street Crossings:**
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

The street improvements and right of way dedications were completed as part of the Bell Road II Improvement District.

DRB Stipulations

- 26. The developer shall design and construct two driveways on 92nd Street and one driveway on Bahia in general conformance with City of Scottsdale Standard Detail 2257 for CH-1.
- 27. Provide transition ramps in the sidewalk on 92nd Street for the trail as it crosses east to west across 92nd Street.

Ordinance

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

STREET LIGHTS:**DRB Stipulations**

28. Poles and equipment necessary to upgrade the signal to current standards (including luminaries).

Ordinance

- J. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet. The developer shall show the turning radius arcs on the improvement plans.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations**

31. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public access easement along the north face of the Olde Verde Canal per the MEDCP. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
 - b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:
32. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
33. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 92nd Street and Bahia Drive except at the approved driveway location.

34. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

L. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

M. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

35. This site shall construct a total of 6 refuse enclosures, which shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures and #2147-1, for double enclosures.

36. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

N. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

O. Underground vault-type containers are not allowed.

P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

R.

WATER:**DRB Stipulations**

39. Applicant needs to utilize existing water and sewer services lines constructed with the initial infrastructure or abandon existing lines at the main.

Ordinance

- S. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

40. On-site sanitary sewer shall be privately owned and maintained.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- T. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- U. The developer shall install a minimum of 2 to 4 monitoring manholes depending on how the site is sewered. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

BRIDGES:**DRB Stipulations**

42. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- V. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]